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Date: February 5, 2013
To: General Law Committee
From: JR Clisham
RE: Support for Senate Bill 752

I am writing this letter in support of Senate Bill 752 (2012 Bill No. 5088), An Act Concerning Self-Service Storage Facility Liens. I own and/or manage self storage facilities in Glastonbury, Plainville, Meriden, West Hartford, Waterbury, Bloomfield and Simsbury. In addition, I am the Immediate Past President of the Connecticut Self Storage Association as well as the current Vice-Chairman of the National Self Storage Association. Over the years, I have met several times with elected state officials, including the chairs of the General Law Committee, on behalf of the self storage industry in Connecticut. I would be at the hearing on Thursday February 7ᵗʰ to testify in person if I were not unavoidably out of state on business.

My position is simple – certified mail should not be required for notification to delinquent tenants because it does not work. Over 50% of the certified mails we send out come back not signed for, and therefore, undelivered. It is a waste of money for small business owners such as myself. In addition, certified mailings do not serve the purpose of notifying the delinquent tenant. Consider that if a delinquent tenant has moved, certified mails do not get forwarded. However, first class mail mailed under the United States Post Office certificate of mailing category does in fact get forwarded and still provides proof, at a much lesser cost, that notice was mailed.

The statute should be amended to strike the onerous and ineffective certified mail requirement, and in its place, the effective method of first class certificate of mail should be allowed.

I have found that using electronic mail is very effective and continue to support the language in the 2012 Bill 5088 that allows for electronic notification.

Sincerely,

J.R. Clisham

J.R.Clisham, Owner